

079.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

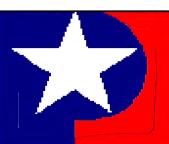
701,900 / 701,900

USE VALUE:

701,900 / 701,900

ASSESSED:

701,900 / 701,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
53		BRATTLE ST, ARLINGTON

Legal Description		User Acct
		49227
GIS Ref		
GIS Ref		
Insp Date		11/05/18

OWNERSHIP	Unit #:
Owner 1: SLEBODNICK GARY & ANNE	
Owner 2:	
Owner 3:	
Street 1: 53 BRATTLE ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

Owner 1: SLEBODNICK GARY & ANNE -	Owner 2: -
	Street 1: 53 BRATTLE ST
Twn/City: ARLINGTON	St/Prov: MA
	Postal: 02474

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Vinyl Exterior and 1039 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

BUILDING PERMITS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
	2/26/2015	186	Insulate	2,483					Air sealing and in	11/5/2018	MEAS&NOTICE	BS	Barbara S
	4/2/2012	324	Re-Roof	4,870					cut in 2 skylights	2/6/2009	Meas/Inspect	294	PATRIOT
	5/12/2010	425	Inter Fi	43,000					COMPLETE ADDITION	1/12/2000	Meas/Inspect	243	PATRIOT
	12/2/2009	1218	Addition	75,000					2STORY REAR W/BMT	12/1/1981		MS	

ACTIVITY INFORMATION	Sign:	VERIFICATION OF VISIT NOT DATA
		/ / /

LAND SECTION (First 7 lines only)	Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
	101	One Family		4868		Sq. Ft.	Site		0	70.	1.16	11									396,229						396,200	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	- Colonial			Full Bath: 1	Rating: Good			<b>RESIDENTIAL GRID</b>									
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good												
Foundation: 3	- BrickorStone			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating:												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:				OthrFix: 1	Rating:												
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1	<b>CONDO INFORMATION</b>						
Color: WHITE				A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper									
Grade: C	- Average							Lvl 2									
Year Blt: 1890	Eff Yr Blt:							Lvl 1									
Alt LUC:	Alt %:							Lower									
Jurisdct: G12	Fact: .							Totals	RMs: 6	BRs: 3					Baths: 1	HB	
Const Mod:								<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:								Exterior:	No Unit	RMS	BRS	FL					
<b>INTERIOR INFORMATION</b>								Interior:	1	6	3						
Avg Ht/FL: STD								Additions:									
Prim Int Wal 2	- Plaster							Kitchen:									
Sec Int Wall: 8	- Plyw Panel			15 %				Baths:									
Partition: T	- Typical							Plumbing:									
Prim Floors: 4	- Carpet							Electric:									
Sec Floors: 3	- Hardwood			25 %				Heating:									
Bsmnt Flr: 12	- Concrete							General:									
Subfloor:								<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>					
Bsmnt Gar:								Basic \$ / SQ: 130.00	Rate	Parcel ID	Typ	Date	Sale Price				
Electric: 3	- Typical							Size Adj.: 1.19017899									
Insulation: 2	- Typical							Const Adj.: 0.98652023									
Int vs Ext: S								Adj \$ / SQ: 152.638									
Heat Fuel: 1	- Oil							Other Features: 78500									
Heat Type: 3	- Forced H/W							Grade Factor: 1.00									
# Heat Sys: 1								NBHD Inf: 1.00000000									
% Heated: 100								NBHD Mod:									
Solar HW: NO	Central Vac: NO							LUC Factor: 1.00									
% Com Wal	% Sprinkled							Adj Total: 375503	Juris. Factor: 1.00	Before Depr: 152.64							
								Depreciation: 69843	Special Features: 0	Val/Su Net: 93.95							
								Depreciated Total: 305659	Final Total: 305700	Val/Su SzAd: 157.27							
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 079.0-0003-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1970	0.00	T	39.2	101					
More: N				Total Yard Items:				Total Special Features:				Total:					